

WARRANTY DEED

GRANTORS: GERTRUDE F. LYON, ET AL

GRANTEE: JOHN W. HYNEMAN

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, GERTRUDE F. LYON, EDWARD JOSEPH LYON, and wife, JOYCE S. LYON, WILLIAM LOUIS LYON, and wife, SANDRA E. LYON, and PHILIP A. LYON, and wife, PATRICIA H. LYON do hereby sell convey and warrant unto JOHN W. HYNEMAN, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Part of the Northeast Quarter of Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi described as follows:

Commencing at the Northwest corner of Section 22 and run thence South 88° 42' 57" East with the North boundary 22.13 feet to the East right-of-way of Germantown Road and the Point of Beginning. Run thence South 88° 42' 57" East 3258.37 feet thence South 00° 49' 44" West 2520.43 feet to the North right-of-way of the Burlington Northern Railroad; thence North 88° 50' 47" West with said railroad right-of-way 3263.62 feet to the East right-of-way of Germantown Road; thence with said road right-of-way the following bearings and distances: North 01° 05' 48" East 2197.59 feet; North 00° 02' 00" West 330.29 feet to the Point of Beginning.
Containing 188.79 acres, more or less.

Part of the Southeast Quarter and the Southwest Quarter of Section 15, Township 1 South, Range 6 West, DeSoto County, Mississippi, described as follows:

Commencing at the Southwest corner of said Section and run thence South 88° 42' 57" East with the South boundary of said Section 22.13 feet to the East right-of-way of Germantown Road and the Point of Beginning. Run thence North 00° 02' 00" West with said right-of-way 518.11 feet; thence South 88° 36' 45" East 1893.57 feet; thence South 01° 20' 27" West 26.05 feet; thence South 01° 23' 55" West 40.37 feet; thence South 40° 12' 21" East 490.53 feet; thence North 88° 33' 07" East 49.44 feet; thence North 02° 29' 58" East 280.50 feet; thence North 89° 20' 26" East 131.07 feet; thence North 01° 23' 17" East 145.70 feet; thence South 88° 36' 45" East 204.98 feet; thence North 00° 54' 10" West 619.97 feet; thence South 88° 36' 45" East 674.71 feet; thence South 00° 49' 02" West 1131.60 feet to said South boundary; thence North 88° 42' 57" West with said boundary 3258.37 feet to the point of beginning.

Containing 45.19 acres.

The warranty in this Deed is subject to rights of way and

easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi further subject to all applicable building restrictions and restrictive covenants of record.

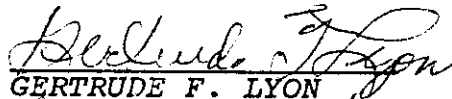
The warranty in this deed is also subject to a prior reservation of an undivided 1/24 interest in and to all oil, gas and minerals as per Deed in Deed Book 35, Page 332 recorded in the office of the Chancery Clerk, DeSoto County, Mississippi.

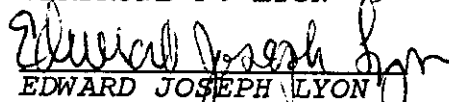
The warranty in this deed is further subject to an Easement granted to North Central Electric Power Association dated January 17, 1970 and recorded in Book 80, Page 211; an Easement to St. Louis-San Francisco Railroad Company dated June 18, 1970 and recorded in Book 85, Page 211; an Easement to Mid-America Pipeline Co. dated January 24, 1984 and recorded in Deed Book 160, Page 753; and Easements granted to Home Telephone Company dated February 15, 1985 and recorded in Book 170, Page 714, also one dated February 26, 1985 and recorded in Deed Book 180, Page 143 and another dated June 28, 1990 and recorded in Deed Book 227, Page 741 Chancery Clerk's Office, DeSoto County, Mississippi.

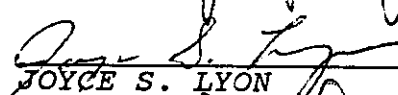
We hereby quitclaim all of our right, title and interest in and to any interest that we may own in any rights of ways for Germantown or State Line Roads whether herein described or not.

IT IS HEREBY AGREED AND UNDERSTOOD that taxes for the current year are to be prorated and that possession is given upon delivery of this Deed.

WITNESS OUR SIGNATURES, this 26th day of November, 1990.

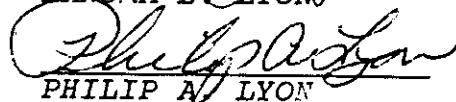

GERTRUDE F. LYON


EDWARD JOSEPH LYON


JOYCE S. LYON


WILLIAM LOUIS LYON


SANDRA E. LYON


PHILIP A. LYON

Patricia H. Lyon
 PATRICIA H. LYON

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and State, within my jurisdiction, the within named Gertrude F. Lyon, Edward Joseph Lyon and wife, Joyce S. Lyon, William Louis Lyon and wife, Sandra E. Lyon, Philip A. Lyon, and wife, Patricia H. Lyon, who acknowledged that they signed, sealed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of the office, this the 24th day of June, 1990.

24-91
 MY COMMISSION EXPIRES:
 Grantor's Address:
 8058 Germantown Rd.
 Olive Branch, MS 38654
 Phone No: 895-5687 (h)
 895-5687 (b)

James H. Hall
 NOTARY PUBLIC

Grantee's Address:
 9111 Highway 51 North
 Southaven, MS 38671
 Phone No: 393-5211 (h)
 393-5211 (b)

STATE MS.-DESOTO CO. CP
 FILED

Dec 3 9 31 AM '90

RECORDED 12/3/90
 DEED BOOK 231
 PAGE 257
 W.E. DAVIS CH. CLK.